



28.58 acres (11.56 Ha) of Arable Land at Upton, Pontefract



28.58 acres of productive Grade 3 arable land at Upton, Pontefract

**Available as a Whole
or in 2 Lots**

**Guide Price:
£230,000
(the Whole)**

Location

The land is situated to the north of the village of Upton down Green Lane, 7 miles south of Pontefract. The property is within easy reach of the A1.

What3Words: ///smiling.soothing.escalates

Description

The land extends in total to 28.58 acres (11.56 Ha). The land is classified as Grade 3 arable land and lies within the Bardsey soil series being slowly permeable loamy over clayey and fine silty soils. The land has been used for cereals in recent years.

Access

The land benefits from an access over Green Lane which we understand is an adopted highway.

Services

We are unaware of any services to the land.

Tenure

Freehold and with vacant Possession on completion subject to the following clause:

Entry to the Land and Holdover

The Vendors reserve the right to Holdover the land until the current growing crop has been harvested.

Wayleaves and Easements

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. The Vendors are unaware of any wayleaves or easements crossing the land.

Public Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendor's are not aware of any public rights of way crossing the land.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land does fall within an NVZ.

Sporting and Mineral Rights:

Sporting and mineral rights are included with the sale so far as they are owned.

Local Authority

Wakefield Council, Town Hall, Wood Street, Wakefield
Tel: 0345 850 6506

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Anti-Money Laundering Regulation

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Vendor's Solicitor

Rollits LLP Solicitors

Forsyth House, Alpha Court, Monks Cross Dr, Huntington, York
YO32 9WN

Tel: 01904 625790

Agent Contacts

For further information please contact:

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Land Schedule

Lot	NG Ref	Description	Area		Cropping				
			Ac	Ha	2021	2022	2023	2024	2025
1	1315	Arable	12.29	4.97	Rye	Oil Seed Rape	Winter Wheat	Winter Wheat	Rye
2	9944	Arable	16.29	6.59					
Total:			28.58 Ac	11.57 Ha					





Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.